

Our fees

We pride ourselves on providing you with the transparency you need to make a fully informed decision. Your quote shows the fees and outlays that will be chargeable in all circumstances.

If you are unsure of any of the terminology used, or if you would like any clarification about your quote, please contact us and we will be happy to explain.

Conveyancing Fees

The following charges might apply to your case depending on the circumstances of your transaction. In some cases, it will not become apparent until we have started working on your file that these charges apply.

Please review this table and let us know if you have any questions before we start work on your transaction.

Name	Description	Cost	VAT
Compliance Fee	£90 per client and includes electronic identification and verification, anti-money laundering compliance work and access to ongoing case management client portal, data storage of case file and associated IT costs.	£90	£18
Mortgage Admin Fee	Work in relation to discharging existing mortgage standard security and uploading/updating information required by certain mortgage lender portals.	£90	£18
Bank Transfer Fee	Same day telegraphic bank transfer fee.	£30	£6
Help To Buy ISA Fee	Liaising with ISA provider and Bonus Application Fee per Help to Buy Scheme Rules. Fee per ISA.	£50	£10
Lifetime ISA Fee	Liaising with ISA provider and Bonus Application Fee per Lifetime Scheme Rules. Fee per ISA.	£75	£15
Shared Equity Fee	Work involved in relation to the discharging or registering of the shared equity security, including Forces Help to Buy.	£350 (Purchases)	£70
		£200 (Sales)	£40
Gifted Deposit Fee	Cost for additional work where you are receiving funds from another person in the form of a gift.	£150	£30
Non-Standard Case Fee	Additional work where a separate solicitor, powers of attorney/executors, multiple parties are involved or we are acting for a limited company.	£150	£30

Alterations Fee	Undertaking work to check validity of (for buyer), or to obtain (for seller), legally-required alterations documents.	£100	£20
Factor Admin Fee	Liaising with property factor on behalf of the seller, including obtaining apportionment of costs.	£75	£15
Complex Case Fee	Additional work required where Title Deeds are unusually complex, including properties not in Land Register (First Registrations), adverse entries revealed by legally required property Searches, complex Missives or Title Indemnity Insurance being required.	£195	£39
Discharge of Additional Security Fee	Work involved in discharging additional securities other than the main mortgage account.	£150	£30

Our goal is to provide you with a straightforward and bespoke service that meets your needs. If any work outside the scope of our listed fees is necessary, we will do this based on an hourly rate which can be found in our Terms of Business.

We aim to notify you in advance and discuss the details before we begin any such work.